

PONDEROSA TRAILS

HOA

www.ponderosatrailshoa.com

Winter 2020

2021 annual maintenance assessment

The 2021 annual maintenance assessment will again remain at \$165/lot. It is DUE January 1st and will be late ON January 17th. Please plan accordingly for mail delivery and online payment processing to ensure your payment posts before the late date. It is suggested that you pay at your soonest ability to ensure your payment is not delinquent. You may pay online via the HOA [website](#) listed in the header, using the information noted on the payment section. Be sure to drop the decimal point when entering your account number.

Compliance Committee update

Your Compliance Committee has been working hard to help residents address concerns throughout the community. Residents should keep in mind that per Arizona Revised Statutes, violations must have a witness on record, so if you are reporting a concern/violation that cannot be witnessed via a drive by, you will want to be aware that your name will be needed to process the complaint. *Here is a list of the most common complaints received this past year: Parking on landscaping/gravel, lights shining into neighboring properties, trailers parked on the street/lot, dogs running off leash (this is also a violation of City ordinance), dogs barking outside for hours on end when their humans are not home, overflowing trash and recycle bins, party noise, neighbors throwing trash and toys into neighboring yards, and short term rental guests breaking community restrictions.* Please be mindful of your behaviors and those of your guests, you live in a close community and your actions can impact your neighbors. If you're having problems with a neighbor and you'd like to have the Compliance Committee review the matter, please email the community manager Katy Kuhns at katy@sterlingrem.com. You can also download the [complaint form](#) on the website.

HOA walking trails...things to keep in mind

With the exception of the FUTS trails running down the center of the subdivision between Pulliam and the City park, the walking trails throughout the community are maintained with your assessment payments, by the Ponderosa Trails HOA. Vehicles are not allowed to be driven on the trails, even for "quick" projects or access to a yard. They are not constructed to vehicle standards as they are pedestrian paths for foot and bike traffic. Please be conscious and aware of your actions when using the trails, this includes stopping at intersections to check both ways before you enter the street. Bicycles and scooter operators should dismount and walk your bike/scooter across the intersection. You can see a [map](#) of the trail system and who is responsible on the website.

Home maintenance reminders

Coming out of a dry summer and what is starting off as a relatively dry winter, inspect the roof of your home for **pine needle build up**. We had a larger than average pine needle drop this fall and several homes have accumulation of pine needles in the valleys of their roofs. This is not only a potential fire hazard but also causes damage to your roof which increases the likelihood for leaks as your roof ages. Per City ordinance, residents are also required to **clear snow from the sidewalks** within 24 hours after a snowfall.

More information on the back!!

Signs & Decorations

Any lingering signs, including ***election and political speech*** signs should have been removed from display per Arizona state law and the CC&Rs (Section 8.3). As a reminder, all ***holiday decorations*** should be removed promptly after the new year.

Trailers

The Association understands that residents have lives and several owners have travel trailers and utility trailers. There is no problem with residents bringing the trailers to the lot for LOADING AND UNLOADING. Trailers are not to be kept on the driveway/side yard/backyard or street. This past summer several owners abused this restriction by parking their trailer in the street. Although the street is owned by the City, when you purchased your home, you agreed to temporary and non-recurring parking on the streets within the subdivision. To avoid getting a notice from the HOA for a trailer on your lot, please email the community manager at katy@sterlingrem.com with the purpose and dates you need to have your trailer on your lot.

Landlord reminders

Are you a landlord? Please make sure that your tenants and guests are aware of the PTHOA governing documents. The use restrictions and Guidelines to Avoiding Violation Notices can all be found on the [website](#) and should be included with your lease. It would be even better if you put a copy in your home so it is always available for reference.

Mailbox postings

The Association is responsible for the maintenance of the mailbox cluster units, the post office oversees keys and locks. In 2019 the HOA spent over \$6,000 to have every mailbox cluster unit cleaned, prepped, and painted. Please DO NOT post, tape, or hang anything on the cluster boxes. If you see a flier etc., and choose to remove it, please be very careful pulling it off to minimize damage to the paint. One cluster box costs just under \$2,000 to replace, there are 42 units the HOA is responsible for.

Thinking forward to spring

When you start to think about spring projects around the house please keep the following in mind: check your **fences and decks** for failed stain, broken pickets/wood and discoloration. Be sure to submit to the Architectural Committee (AC) if you need to stain either of these areas and have not received written approval of your stain since 2017. **Grass** should be kept in good condition and watered frequently. If you feel it is too expensive to water your grass, you may want to consider changing your landscaping to something that is more drought friendly and requires less water. This too would need to be approved by the AC. All **vegetation should be kept pruned off the sidewalks**, so they do not cause an obstruction for neighbors who travel on them.

Survey update

Thank you to all those who participated in the survey sent out via email October regarding short term rentals and quiet hours. The Board will continue discussion on the matters after the new year. If you did not get the link to the survey, please email katy@sterlingrem.com to make sure your email is up to date for any future email blasts to the membership.

Bulk trash

The bulk trash schedule can be found on the [website](#) and schedule magnets were mailed to all owners with this newsletter as part of the 2021 assessment mailing. Appliances, hazardous waste, construction materials and tires are not picked up as bulk trash and require special arrangements to be made by calling 928-213-2110. ***Bulk items should not be placed curbside until the Sunday before the scheduled pick-up week.***